



March 2, 2017

Public testimony regarding HB 2004

Madame Chair, Speaker Kotek, members of the committee,

My name is Tia Politi, and I am co-owner of five (mortgaged) rental properties. I am also the President of the Rental Owners Association of Lane County, representing more than 1000 members, and General Manager of Acorn Property Management – Springfield. I was a tenant all of my growing up years and my children are tenants.

Oregon has a housing supply problem, but forced payments of moving costs and the elimination of no-cause terminations won't solve that problem. Developers created a crisis for residents in Portland, many of them long-term residents, but the proposed legislative solution offered by HB 2004 creates a draconian punishment for all rental owners that will result in less available and affordable housing for all.

As a property manager, taking away my ability to terminate a tenancy without cause will make it much more difficult for me to protect the safety of my residents by forcing me to prove in a court of law that a problem exists. Many tenants are rightfully terrified to even report a problematic neighbor, much less testify in open court.

We don't need more restrictions, we need more housing. We need legislators who are willing to address the shortage of affordable housing with creative solutions. That could include allowing communities of tiny homes or tax incentives to build more affordable housing, but in my area tax incentives seem to be available to developers of high-end campus housing.

If big developers need to be reined in, let's address that, but please don't lay the sins of the marketplace at the feet of hard-working private landlords. Oregon needs more housing now!

Thank you for your time,

Tia Politi